

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLANDBILL NO. 00-1Introduced by Council President Hirsch at the request of the County ExecutiveLegislative Day No. 00-1 Date January 4, 2000

AN ACT to repeal and reenact, with amendments, Subsection F, Effluent seepage area requirements, of Section 216-21, Percolation test, of Article II, Design Standards, of Chapter 216, Sewage Disposal Systems, Private; and to repeal and reenact, with amendments, Table II: Design Requirements for Specific Uses: AG Agricultural District, of Section 267-34, AG Agricultural District, of Article VI, District Regulations, of Part 1, Standards, of Chapter 267, Zoning, of the Harford County Code, as amended, to provide for alternate septic reserve standards for developing a lot pursuant to the County's Purchase of Development Rights Program contained in Section 60-9 of the Harford County Code, as amended; and to provide for the design requirements for a lot created pursuant to Section 60-9, the Purchase of Development Rights Program and generally related to lots under that program.

By the Council, January 4, 2000

Introduced, read first time, ordered posted and public hearing scheduled

on: February 1, 2000at: 7:00 p.m.By Order: James E. Massey, Council Administrator**PUBLIC HEARING**

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on Feb. 1, 2000, and concluded on, February 1, 2000.

James E. Massey, Council Administrator

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

Section 1. Be It Enacted By The County Council of Harford County, Maryland that Subsection F, Effluent seepage area requirements, of Section 216-21, Percolation test, of Article II, Design Standards, of Chapter 216, Sewage Disposal Systems, Private, of the Harford County Code, as amended, be and it is hereby repealed and reenacted, with amendments; and that Table II: Design Requirements for Specific Uses: AG Agricultural District, of Section 267-34, AG Agricultural District, of Article VI, District Regulations, of Part 1, Standards, of Chapter 267, Zoning, of the Harford County Code, as amended, be and it is hereby repealed and reenacted, with amendments, all to read as follows:

Chapter 216. Sewage Disposal Systems

Article II. Design Standards

Section 216-21. Percolation test.

F. Effluent seepage area requirements. The total seepage area required shall be governed by the future availability of public sewerage. In the absence of public sanitary facilities and with favorable soil conditions, the following minimum effluent seepage areas will be required to be reserved for the use of the initial private waste disposal system and for subsequent expansion of the system should expansion prove necessary.

Minimum Area of Lot Reserved for Waste Disposal (square feet)

Public Sewer Priority

- | | |
|---|----------------------|
| 1. 10,000 (original system plus
space for correction) | Immediate - 10 years |
| 2. 40,000 (original system plus
space for 3 or more replacement
systems) | No planned service |
| 3. Conservation development, OR
LOT PURSUANT TO PURCHASE
OF DEVELOPMENT RIGHTS
PROGRAM | No planned service |

Minimum Area Reserved for Waste Disposal

PERC Rate***

Slope

Minimum Effective Side Wall Absorption Area

1	10,000 sq. ft.	2-10 min.	$\leq 0-15\%$	6 square feet
2	20,000 sq. ft.	11-20 min.	$\leq 15\%$	N/A
3	30,000 sq. ft.	21-30 min.	$\leq 20\%$	N/A

4 *** System may be approved with greater than 30 minute rates provided the system is approved
5 by the Maryland Department of the Environment (MDE) for the subdivision of land.

6 The reserve area requirement indicated above is the minimum waste disposal area required.

7 The minimum area may be greater if the area cannot support the initial disposal system and three [(3)]
8 recovery areas. At the time the plat is recorded, the disposal area required shall be based on a four [(4)]
9 bedroom dwelling. A minimum of three systems (initial and two recovery) or 10,000 sq. ft., whichever
10 is greater, must be available on the lot.

11 The off-site easement reserve area, if necessary, must be located adjacent to the lot or
12 reasonably accessible to the lot for which the easement is established to serve, and it must be
13 surrounded by a 15 foot construction or buffer easement.

14 The corners of the septic reserve areas must be staked prior to PERC testing.

15 A minimum of 2 test pits must be dug in the initial 10,000 square feet of reserve area which is
16 to be established on the lot. The Health Department may require additional test pits for a site to assure
17 a reliable determination of subsurface conditions. A minimum of 2 test pits is required in the remainder
18 or off-site easement reserve area. All PERC test holes are to be field located by an engineer/surveyor
19 and submitted on a sealed (signed) plat.

20 Preliminary PERC test results will be required for all moderate to severe rated soils. A
21 minimum of one satisfactory preliminary PERC test per reserve area is required, as permitted by
22 COMAR.

23 The initial system shall be installed on the highest contour(s) of the disposal area unless an
24 alternative site is approved, in writing, by the Health Department prior to construction.

1 No grading is permitted in the septic reserve area without written approval of the Health
2 Department, and until all necessary permits are approved by the Department of Public Works,
3 Sediment Control Division.

4 UNLESS PREVIOUSLY SUBJECT TO AN EASEMENT PURSUANT TO THE
5 COUNTY'S PURCHASE OF DEVELOPMENT RIGHTS PROGRAM, the remaining land must have
6 a restrictive covenant placed upon it to prevent additional or future development.

7 Section 2. And Be It Further Enacted that this Act shall take effect 60 calendar days from the date
8 it becomes law.

9 EFFECTIVE: April 7, 2000

*The Council Administrator does hereby certify that
fifteen (15) copies of this Bill are immediately available for
distribution to the public and the press.*


Council Administrator

**Table II: Design Requirements for Specific Uses:
AG Agricultural District**

USE CLASSIFICATION	Minimum Lot Area (sq. ft.)	Maximum Lot Area (acres)	Maximum Average Lot Area (acres)	Minimum Area Per Dwelling or Family Unit (sq. ft.)	Minimum Bldg or Use Setback from Adjacent Residential Lot (feet)	Minimum Lot Width at Bldg. Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Height (feet)
Amusements / Industrial / Institutional / Motor Vehicles	2 acres				50	100	50	40	80	30
Natural Resources	2 acres				50 (bldg.)					35
RESIDENTIAL: CONVENTIONAL										
Lots recorded prior to 2-8-77	20,000					100	40	20	50	35 or 3 stories
Lots recorded on or after 2-8-77	2 acres			2 acres		200	50	40	80	35 or 3 stories
RESIDENTIAL: CONSERVATION	.75 acres	2 acres	1.5 acres			100*	25	15	50	35 or 3 stories
Transient Housing	2 acres			3,000		100	50	40	80	45 or 3 stories
Retail Trade / Services	2 acres				50	100	50	40	80	30
Transportation, Communications and Utilities / Warehousing	5 acres				200	200	100	80	80	30
Public utility facilities (added by Bill No. 87-28)					25		25	25	25	30
Sewage pumping stations (Bill No. 87-28)					200		25	25	25	30
Rubble Landfills	100 acres									**
Lots established pursuant to Section 60-1, Agricultural Preservation Program, of the Harford County Code as amended	.75 acre	2 acres				100	25	15	50	35 or 3 stories

NOTE: General requirements shall apply to all permitted uses in the classification. Some uses may have additional requirements specifically cited in § 267-18 through § 267-53.

* Minimum lot width requirements shall be subject to COMAR, Section 26.04.03, regulations governing water supply and sewerage systems in the subdivision of land.

** See Section 267-40.1

Brief Title) Septic Reserve Standards - Agricultural
Preservation Program

is herewith submitted to the County Council of Harford County for enrollment as being the text as finally passed.

CERTIFIED TRUE AND CORRECT

ENROLLED

James E. Massey
Council Administrator

[Signature]
President of the Council

Date 2-1-00

Date 2.1.00

BY THE COUNCIL

Read the third time.

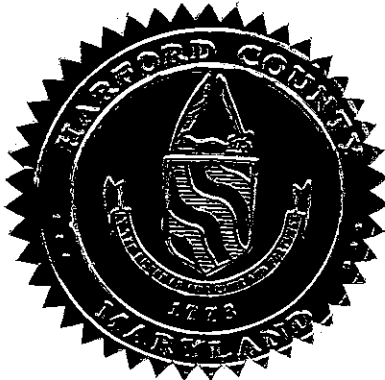
Passed: LSD 00-4 (February 1, 2000)

Failed of Passage: _____

By Order

James E. Massey
Council Administrator

Sealed with the County Seal and presented to the County Executive for approval this 3rd day of February, 2000, at 3:00 p.m.



James E. Massey
Council Administrator

BY THE EXECUTIVE

James M. Harbino
COUNTY EXECUTIVE

APPROVED: Date February 7, 2000

BY THE COUNCIL

This Bill (No. 00-1), having been approved by the Executive and returned to the Council, becomes law on February 7, 2000.

James E. Massey
Council Administrator

EFFECTIVE DATE: April 7, 2000